



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

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हिमाचल प्रदेश सरकार

DRAFT DEVELOPMENT PLAN FOR NAHAN PLANNING AREA

DEFINITIONS

1. "Act" means the Himachal Pradesh Town and Country planning Act, 1977 (Act No. 12 of 1977).
2. "Applicant" means a person who gives notice to the Department of his intention to erect or re-erect a building and shall include his legal heirs/representatives.
3. "Authorised Officer" means an officer of the Department specifically authorised to perform certain functions under this Act.
4. "Advertisement" means any word, letter, model, sign, placard board, notice, device or representation in any manner, whatsoever, wholly or in part, intended for the purpose of advertisement, announcement or direction and includes any structure used or adopted for the display.
5. "Attic floor" means a small structure erected within the roof of a building.
6. "Amenity" includes roads and streets, water and electric supply, open spaces, parks, recreational areas, natural feature, play grounds, street lighting, drainage, sewerage and other utilities, services and conveniences.

7. "Balcony" means a cantilevered horizontal projection from the wall of a building without any vertical support and having parapet wall, balustrade or railings and intended for human use.
8. "Basement" means the lower storey of a building below or partly below ground level.
9. "Building" means any structure constructed for whatsoever purpose and of whatsoever material and every part thereof whether used as human habitation or not, and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platform, verandah, balcony, cornice or projection part of a building or anything affixed thereto. Outdoor display structure, tents, shmyaneas and tarpaulin shelter shall not be considered as building.
10. "Building Operation" includes :
 - (i) erection or re-erection of a building or any part thereof ;
 - (ii) roofing or re-roofing of any part of building or an open space ;
 - (iii) any material alteration or enlargement of a building ;
 - (iv) any such alteration of a building as is likely to alter its drainage or sanitary arrangements or materially affect its security ;
 - (v) the construction of door opening on any street or land not belonging to owner.
11. "Building line" means a fixed line, if any, specified for a site beyond which no building within that site other than a compound wall shall project.
12. "Chajja or sun shade" means a sloping or horizontal structural over-hang-usually provided over openings on external wall to provide protection from sun and rain not projecting more than 45 cms. from the outer surface of the external wall.
13. "Court Yard" means an area open to the sky within the boundary of a plot, which is enclosed or partially enclosed by the building, boundary walls or railing and provides light and ventilation to one or more habitable rooms. It may be at ground floor level within or adjacent to a building.
14. "Commercial Building" means a building used or constructed or adopted to be used wholly or partly principally for shops, offices, banks or other similar commercial purposes or for purpose authorised by the Director, Town & Country Planning.
15. "Class of building" means a building is one of the four categories.—
 - (a) Residential building;
 - (b) Commercial building;
 - (c) Public building;
 - (d) Ware house and Industrial building.
16. "Covered Area" means Ground area immediately above the plinth level covered by the building but does not include the spaces covered by ;
 - (a) Garded rockery, wall and wall structures, plan nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench, chabotra with open top and un-enclosed on sides by walls and the like ; and

- (b) Drainage culvert, catch-pit, gully-pit, chamber, gutter and the like ; and
- (c) Compound wall, gate, slide, swing, canopy, area covered by Chhajja or a like projections and stair cases which are un-covered and open atleast on three sides and also open to sky.
17. "Dwelling unit" means a building or a part thereof which is used or is intended to be used for human habitation.
18. "Development," with its grammatical variations means the carrying out of a building, engineering, mining or other operations in, on, over or under land, or the making of any material change in any building or land or in the use of either, and includes sub-division of any land.
19. "Development plan" means interim Development plan or development plan prepared under this Act.
20. "Director" means the Director of Town & Country Planning appointed under this Act.
21. "Erection or re-erection" of any building shall include:—
- (i) any material alteration or enlargement of any building;
 - (ii) the conversion by structural alteration into a place for habitation of any building not originally constructed for human habitation ;
 - (iii) the conversion into more than one place for human habitation of a building originally constructed as one such place ;
 - (iv) the conversion of two or more places of human habitation into a greater number of such places ;
 - (v) such alterations of a building as effect an alteration of its drainage or sanitation arrangements, or materially effect its security;
 - (vi) the addition of any rooms, buildings, out houses or other structure to any building ; and
 - (vii) the construction in a wall adjoining a street or land not belonging to the owner of the wall, of a door opening on the such street or land.
22. "Existing landuse map" means a map indicating the use to which lands in any specified area are put at the time of preparing the map and include the register prepared, with the map giving details of landuse.
23. "Front" as applied to a building shall mean the portion facing the street from which it has access.
24. "Garage" means a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle.
25. "Ground Floor" means the storey which has its floor surface nearest to the ground but not portion below the ground surrounding the building.
26. "Green belt" means the stretch of open country-side all around the city, reserved for a special purpose of limiting the growth of the city and it shall remain operating for

agriculture activities. This shall be kept free from all building operations and only utilized for special purposes, and with the special approval of the Director, Town Planning.

27. "Land" includes benefits arising out of land and things attached to the earth or permanently fastened to any thing attached to the earth.
28. "Mamti" means a small structure erected on the roof of a building at the head of a stair case to protect such stair case from weather.
29. "Open terrace" means a portion of flat roof which is open to sky.
30. "Owner" includes a mortgagee in possession, a person who for the time being is receiving or is entitled to receive, or has received, the rent or premium for any land whether on his own account or on behalf of or for the further benefit of any other person or for religious or charitable institutions as who would receive the rent or be entitled to receive the rent or premium if the land were to be let and includes a head of a Government department, General Manager of a Railway and the Chief Administrator by whatever name designated or a local authority, statutory authority, Company, Corporation or undertaking in respect of properties under their control.
31. "Planning Area" means any area declared to be planning area under H.P. Town & Country Planning Act, 1977.
32. "Plinth level" means the level of the ground floor of a building.
33. "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.
34. "Plinth height" means the height of a ground floor above the finished ground level as defined in the layout plan/zoning plan.
35. "Plinth Area" means the built up covered area measured at the floor level of the basement or of any storey.
36. "Public Building" means building used or constructed or adopted to be used, either ordinarily or occasionally as a place of public worship or as a Hospital, College, School, Hostel, Restaurant, theatre/Cinema, fire station, Police Station, Petrol pump, Community Hall, public Lecture room, Public exhibition, or as public place of assembly or entertainment or persons admitted thereto by tickets or otherwise, or used or constructed or adopted to be used either ordinarily or occasionally for any similar public purpose.
37. "Rear" as applied to a building means the portion which is on the opposite of front.
38. "Residential Building" means a building used or constructed or adopted to be used wholly or principally for human habitation and includes all garages, stables or other out buildings appurtenant thereto.
39. "Site" means a parcel (piece) of land enclosed by definite boundaries.
40. "Storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
41. "Street" means any of access namely, highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway, square, place or bridge, whether a thorough fare or

not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, road side trees and hedges, retaining walls, fences, barriers and railings within the street lines.

42. **Set back line:—**

A line usually parallel to the plot boundaries or centre line of road and laid down in each case by the department or as per recommendations of zoning layout plan, beyond which nothing can be constructed towards the plot boundaries.

43. **"Sector"** means any sector of a planning Area for which under the development plan a detailed sectoral plan is prepared.

44. **"Temporary building"** means a building built of unburnt bricks, burnt bricks without mortar, corrugated sheets, bamboo, thatch, wood boarding or ply-wood but shall not include a building built of burnt bricks, cement blocks or stone laid in mortar. In no case, it shall be allowed to stand three months or such period as may be extended by the competent authority after the validity of the sanctioned plan expires.

45. **"Top most storey"** means the upper most storey in a building whether constructed wholly or partially in the roof or not, and whether used or constructed or adapted for human habitation or not but shall not include a mamti.

46. **Height of building.**—The vertical distance measured in case of flat roofs from the average level of the centre line of adjoining street to the highest point of the building adjacent to the street wall and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the mid point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking height. If the building does not abut on a street the height shall be measured about the average level of the ground around and contiguous to the building.

CHAPTER—I

1.1. General Profile :

Nahan town is the headquarters of District Sirmour in Himachal Pradesh. It is known for its ponds/talabs, underground drainage system since imperial days and moderate climate. The town proper is situated at an altitude of about 930 meters above mean sea level. It is located on the top of a hill and is practically linear in shape. Spread over an area of 10.56 square kilometers it has a population of 21,878 as per 1991 census. It is well connected by roads from Chandigarh, Yamunanagar, Shimla, Dehradun, Ambala & Hardwar. Nahan acts as a base station for tourists visiting Renuka lake as well as Churdhar peak.

A map showing regional setting of the town is attached. Nahan falls on National Highway No. 72 i.e. Ambala—Naraingarh—Nahan—Paonta Sahib—Hardwar road. It measures just 90kms. from Chandigarh, 137 kms. from Shimla, 93 kms from Solan, 90 kms. from Dehradun, 45kms. from Paonta Sahib, 70kms. from Ambala and 65 kms. from Yamunanagar. The famous and sacred Renuka lake is barely 38 kms. away from it.

1.2. Historical Retrace :

Nahan had been the seat of the princely State of Sirmour. The word Nahan appears to

have been derived from a Sanskrit word meaning tiger. Another version says the word was derived from Nah (King) and Ain (abode) i.e., abode of King. The town was founded by Raja Karam Parkash in 1621 A.D. as capital of Sirmour State. Subsequently important land-marks like city place, Shamsher Villa place, Ranital bagh etc. were constructed by the kings. Municipal Committee, Nahan was constituted in the year 1963. After independence and on formation of Himachal State, Nahan was made as the headquarters of District Sirmour. The present town is mostly developed along K.N.P.D. road. It acts as an administrative, educational, cultural as well as commercial centre for its hinterland.

1.3. Some other Key Aspects :

Located on gently sloping hill range, Nahan town is surrounded by green forests. While thick development has come up on top, sparse development is existing on slopes. The town has sub-tropical climatic conditions. The temperature varies between 3°C to 35°C with January as coldest and June as hottest month respectively. Most of the rainfall occurs in July-September, average rainfall being 171 cms. Local mountains and valley winds affect micro-weather conditions of the town. Geologically, the town is located on young fold mountain range of outer Himalayas in the so-called Shivalik range. It has generally sedimentary rocks. The top layer is mixture of compact consolidation on sedimentary base.

1.4. Nahan Planning Area :

As per notification No. PBW (B & R) (B) 26 (23)/87 dated 1-5-1986 of State Government, Nahan Planning Area is defined by following boundaries:—

North : Bounded by Jungle Sarkar following boundary of Jarja Jungle Sarkar, Sehda Jungle Sarkar and upto Sehda Talo.

East : Bounded by Sehda Talo, Jungle Sarkar upto Sehda Kotri.

South : Bounded by Sehda Kotri upto Sehda Compartment Kangniwala.

West : Bounded by Sehda Compartment Kangniwala, Jungle Sarkar, Simbelwala, Majhauri upto Jungle Sarkar.

The planning area, as delineated measures 730 hectares and covers Nahan Municipal area i.e. Hadbast No. 46. Contonment area though falling within jurisdiction of M. C. Nahan is excluded from Nahan planning area.

Hinterland of Nahan town is not quite much. With Paonta Sahib, Ambala, Yamunanagar, Naraingarh quite near by, the town has not developed as a prominent commercial or service town. However being headquarters of District Sirmour the town has various district level offices, hospitals, I.T.I., grounds Community centre, cinema hall etc. That may it draws persons from all nooks and corners of the district.

CHAPTER-2

AIMS AND OBJECTIVES

Before undertaking any project one must stipulate broad scope of the exercise. While preparing revised Development Plan (1998-2021 A.D.) for Nahan town, following aims and objectives have been set out:—

1. The Development Plan initially prepared by H. P. Town & Country Planning

Department in respect of Nahan town was for the period 1988-2001. Most of this plan period is over and a revision of the document is due.

2. Certain changes have occurred during past decade and all such changes need to be studied and incorporated while evolving future land-use strategy for Nahan planning Area.
3. A large section of people particularly those living in old areas of the town have been raising voice against strict zoning regulations. It is imperative, therefore, to make out regulations soft, acceptable and realistic.
4. The revised Development plan has been prepared after carrying out detailed surveys & studies and after soliciting views from key citizens, Govt./Semi-Govt. departments plus public representatives. Past experiences of the H.P. Town & Country Planning Department as well as Municipal Council, Nahan have also been kept in mind while evolving future land-use strategy and zoning regulations.

CHAPTER—3

DEMOGRAPHIC AND ECONOMIC PROFILES

3.1. Statistically speaking, Nahan is a declining town. During the previous decade *i.e.* 1981-91 it registered a growth rate of merely 8.9%. This is far less than the average urban growth rate of H.P. State and much below the growth pattern of other towns of the State. Paonta Sahib, the other important town in Sirmaur district recorded a growth rate of as much as 127.7%. The Table below shows the growth trend of Nahan town over past 50 years:—

Table—3.1 Growth rate of Nahan town:

Sl. No.	Year	Population	Rate of growth of population (decade)
1.	1951	9431	18.79%
2.	1961	12439	31.89%
3.	1971	16017	28.76%
4.	1981	20089	25.42%
5.	1991	21878	8.90%
6.	1997	25360	Not applicable

Note.—Source of data is census of India and for 1997, the socio-economic survey conducted by H.P. Town & Country Planning Department. The following appear to be the reasons for decline in growth rate of Nahan town:—

- (a) the town has not been able to acquire any additional functions. It has primarily been an administrative town and is still so today. Barring the Resin & Turpentine factory being run by H.P. State Forest Corporation, no industrial unit or commercial establishment worth any name has come up in Nahan town. The Nahan Foundry of State repute is yet to wake up from the estate of deep slumber.
- (b) Paonta Sahib has emerged as the most potential town of Sirmaur district. With the setting up of medium & small industries, it has experienced an unprecedented

growth rate of 127.7% during 1981—91. In fact Paonta Sahib has shown one of the highest growth rates in Himachal Pradesh. The setting up of industries has resulted into the migration of unskilled as well as semi-skilled labour from Nahan to Paonta Sahib town. Increasing job opportunities in Paonta Sahib which is just 45 kms. from Nahan may continue to effect the growth rate of Nahan town in coming decade also.

- (c) There has been an acute shortage of serviced land in Nahan town. Majority of the land is either under forest or too steep for construction activity. Private individuals find it very expensive to develop their plots. That is why construction work is primarily restricted to road sides only. Though a few developers have developed their land by providing access, however there has been a very slow addition to the total stock of developed site in Nahan town. Another key reason in this context is that appreciable developable land is vested with the Municipal Council, Nahan as well as with State Govt. This also has dampened the growth of housing in private sector.

3.2. Sex -Ratio :

The sex-ratio in Nahan town, over the previous decades is as under:—

Table.— 3.2 Sex ratio in Nahan town:

<i>Sl. No.</i>	<i>Year</i>	<i>Sex-ratio</i>
1.	1961	731
2.	1971	827
3.	1981	851
4.	1991	903
5.	1997	981

Source.—Source is census of India and Socio-economic survey conducted by H.P. Town & Country Planning Deptt. in 1997.

The above mentioned table shows that sex-ratio has vastly improved in respect of Nahan town over past 35 years. It can be said that Nahan has acquired the status of a complete & dormitory town. Earlier the employees must have been living singly. Now they prefer to bring their families too alongwith them during their tenure at Nahan. This also reveals an industrial decline in Nahan town. Since Nahan foundary is almost on the verge of closure it no more attracts skilled or semi-skilled workers from outside.

Simultaneously, the trend of increase in sex-ratio also indicates an out-migration of male persons of the town in pursuit of jobs to nearby or distant town/cities.

3.3. Literacy :

Literacy in Nahan town as per 1981 census was 63.99%. As per 1991 census it has risen to 70.7%. The socio-economic survey conducted by H.P. Town & Country Planning Department in 1997 shows a literacy rate of 80.5%.

The male literacy rate as per 1991 census stands at 75.2% whereas the female literacy rate was only 65.8%. Hence girl child education needs to be encouraged & improved.

3.4. Average Household size :

Average household size as per socio-economic survey conducted in 1997 was 5.73. This reveals a larger family size as well as joint family system especially in the old town area.

3.5. Nearly 33% of the houses are of age less than 20 years. There is predominance of old houses in the existing built-up part of the town. New houses are coming up in the vacant areas of the town.

3.6. Majority of the houses are single or two-storeyed. Out of a sample of 221 houses surveyed by the Department 108 were found to be single-storeyed, 89 double-storeyed, 21 triple-storeyed and just 3 were four -storeyed.

CHAPTER-4

KEY PROBLEMS AND POTENTIALS

4.1. Physical Growth :

Development is generally taking place along major roads. This is happening on account of non-availability of serviced land in different areas of the town away from main roads. Such development have their own problems and lead to lop-sided and unbalanced development of a town.

4.2. Housing :

As town come into existence during first half of 17th century, houses are generally not so old. Owing to paucity of developable land within old town houses are situated along narrow lanes/streets. According to a sample survey conducted by H. P. Town & Country Planning Department during the year 1997-98, it has been observed that :

- (i) Nearly 100% houses have one or more electricity connection.
- (ii) Nearly 88% houses are served with private water-supply connections. Remaining 12% depend upon public outlets. There are no wells or tanks serving the surveyed houses.
- (iii) Nearly 82% houses have brick walls, 11% houses have stone or timber walls and remaining 7% houses have walls of other types.
- (iv) Nearly 82% houses have R.C.C. roofs, 18% have roofs of G. I. sheets.
- (v) Nearly 33% houses have an age of upto 20 years, 44% houses have age between 20 to 60 years and remaining 23% have an age of above 60 years.
- (vi) Majority of houses 90% are upto 2 storeys. Only 10% houses have 3 or 4 storeys.
- (vii) Majority of the houses have private sanitary latrines. Only 1.3% house-dwellers depend on community latrines. However some people also go to open for attending nature's call.

There is a general shortfall of housing stock in Nahan town. Prime reason for this is non-availability of serviced land in private hands. Most of the land is vested with H.P. Govt. as well as Municipal Council, Nahan. Whatever land rests in private hands is either having forest cover on it or not so fit for residential development. It is imperative therefore that sufficient land fit for residential/sectoral development is made available by State Govt. for housing colonies.

4.3. Forest Area :

Nearly 120 hectares of land falls under Govt. forests in Nahan planning Area. It is imperative that all such forests are maintained as well as meticulously preserved Besides there are private wooded lands. The need of the hour is to acquire such lands with a view to protect & preserve the same.

4.4. Trade and Commerce :

Present commercial areas are not functionally suited to meet demands of growing and dispersing population. The main bazar as also other bazar areas are deprived of parking space and situated on roads/streets of narrow widths.

As per survey conducted by H.P. Town & Country Planning Department in 1997, there are 761 shops in the town. This number is sufficient keeping in view the population of town & its hinterland. However there is an acute need of a wholesale commercial market as well as warehousing. The main bazar should function as a C.B.D. plus specialised retail outlet for numerous commercial needs of the town.

Loading/unloading during day time is a big source of nuisance. So is road side (even mid-road) parking in main bazar areas.

4.5. Industry :

Nahan does not have much potential for industrial development. It is a hilly town with insufficient water & electricity for medium/large industrial units. Moreover Paonta Sahib at a distance of 45 Kms. and Kala-Amb at a distance of 18Kms. are already well-established industrial township today. There hardly seems any natural possibility of entrepreneur getting attracted to this town in near or distant future.

Nahan foundry, R. & T. factory and Milk Chilling Plant are the only three Industrial unit in the organised sector in this town. These units have nearly 410 workers with them. Besides these, there is not even a single industrial unit in the organised sector.

The local population have been demanding the revival of Nahan Foundry & setting up of new industrial units so that local youth get job opportunities & Nahan town gets a boost in its economy. Hence it is imperative to earmark sufficient area under industrial use. A truck terminal is also badly needed in Nahan town.

Presently certain industrial units operating in predominatntly residential or built-up localities need to be shifted or relocated. In future no industrial unit should be permitted near residential pockets. Units engaged in service & repair of cars as well as two wheelers are causing big nuisance/hazard along some key roads. Therefore such units need to be shifted or relocated. So is the case with flour mills & saw mills etc.

4.6. Govt./Semi Govt. Offices :

Nearly 1900 persons are engaged in Govt. and Semi-Govt. offices. 30 offices with about 370 employees are functioning in private rented buildings. Assuming a space requirement of 18 square meter area per employee, an area of nearly 1.0 hectare shall be needed to adjust the offices presently functioning in private rented buildings.

Besides the scattered location of Govt. offices, specially those in private rented buildings, causes a great difficulty for general public. It is imperative that offices are relocated and set up in clusters so that general public finds it easy to get its works done.

4.7. Facilities and services :

While overall level of facilities and services is not commensurate with the actual requirements of Nahan town & its hinterland, certain activities need to be relocated :—

- (i) College is functioning in two separate buildings around Chowgan. The campus is unplanned & does not have any scope for play-fields, auditorium, hostels as well as future expansion. It therefore need relocation;
- (ii) Presently there is no polytechnic in Sirmaur district. Some suitable site needs to be indentified for the same;
- (iii) There are 2 slaughter houses in the town. One below Delhi Gate and the other near office of the Fisheries, Dhabon. Both need to be shifted from their present locations in Both need to be shifted from their present locations in view of their nuisance to the nearby areas;
- (iv) A gas godown is presently functioning at Chakreeta. It needs to be removed from this site since it is a potential hazard to the adjoining residential buildings;
- (v) A leprosy ward in Rani-Ka-Bag area needs to be shifted since it is a hindrance in the residential growth of the said area;
- (vi) Presently there is no hockey/football ground in Nahan town. The same needs to be proposed.
- (vii) **Water supply :**

Earlier the spring source at Nahan Sabar was the only source of water supply for Nahan town. Now there is another scheme also functioning for the town. Additional water is coming from tubewells dug at village Khairi near Kala-Amb. Total water supply per day to the town is 8,32,888 gallons. Per capita water supply is 26.66 gallons per day which is not sufficient. Capacity of water tanks in town is 7,54,658 gallons. Water is supplied for only 4 hours daily. There are 4065 Nos. private water connections and 130 Nos. water stand posts in the planning area. In the planning area out of total families 90% depends on Private water connections 8 % on public taps and 2% on other sources like spring, Hand pumps etc. Six public baths with 18 bath rooms are also existing in the town. On the basis of 40 gallons per capita water supply per day 15,12,000 gallons water supply shall be required for the needs of population of planning area in the year 2021 A.D. It is anticipated that these two sources shall keep serving the town for another 20-25 years.

(viii) Sewerage and drainage :

The town has no sewerage system. A sewerage scheme is required to be taken up for the town.

Drainage is generally through covered drains. Nahan town is famous on account of its covered drains. Town & Country Planning Department, Himachal Pradesh has implemented a number of schemes for channelisation and covering of existing nallahs. The remaining nallahs need to be made pucca.

4.8. Traffic / Transportation :

Following are some of the key problems with regard to traffic & transportation.

- (i) Delhi Gate is an obligatory point for all regional traffic comprising of buses, trucks, cars, etc. passing through this town. Since there is no scope of widening of road around this point, a bye-pass seems essential for the town. This is required even otherwise keeping in view environmental considerations.
- (ii) Presently there is no truck stand in the town, there is imperative need of the same.
- (iii) Bus stand seems sufficient for meeting with the demand of passengers for next 15 to 20 years.
- (iv) The workshop adjoining Chamba ground is already proposed to be shifted to Kansiwala.
- (v) Parking is acquiring alarming proportions in Nahan town. There is hardly any organised space for parking of vehicles. Usually and invariably road side parking is resorted to. This is a serious trend and is associated with dangerous results:—
 - (a) Firstly it reduces the effective width of our roads which are constructed at huge costs.
 - (b) Secondly it reduces sight distances & space for manoeuvrability of vehicles the resultant product being traffic delays, environmental pollutions, tensions as well as accidents. Already our prime cities like Shimla & Solan are facing the gravity of this situation. The need of the hour, therefore, is to curb this practice of roadside parking and create organised parking areas around major traffic generating points. If we do not reserve such spots right now, there shall be left no scope for doing so in future.
- (vi) There is need to widen the existing roads so to create scope for better circulation along major roads.
- (vii) There is need to streamline traffic operations by working out various traffic regulations.
- (viii) An organised taxi stand is badly needed in the town. Presently taxi stand haphazardly along road touching S.B.I. & Congress Bhawan. This is a nuisance & a source of complaint to local people especially women.

CHAPTER-5

DEVELOPMENT STRATEGY

5.1. Design Population :

As stated in earlier chapters, Nahan appears to be a declining town from the point of view of statistics. However being a District Headquarters and a historical town known for its moderate climate neatness and nearness to Ambala, Solan, Chandigarh etc. it shall continue to grow though at a low rate of growth of population. For projection of requirements in respect of various facilities & services, it is essential to anticipate population for the design year 2021 A.D. Assuming a modest growth rate of 20% per decade, following shall be the population of Nahan town during subsequent decades:—

Table.—5.1 Population projection for Nahan planning Area :

Year 1	Population 2
1981	20089

1	2
1991	21878
2001	26263
2011	31504
2021	37800

Taking a population of 38, 000 for the year 2021 A.D. requirements for various facilities and services have been worked out.

5.2. Development Pattern :

A visit to Nahan town shall reveal that recent developments are taking place along existing roads. What is to be feared is that if left to itself, growth shall take place linearly along the major roads. There shall be a tendency to construct shops, houses etc. right upto the edge of the roads. Some would even encroach upon the carriageway. There shall also be the tendency to park vehicles along roadsides only. This shall turn these roads into long tunnels bounded by frequent bottlenecks. We need not go into the social, economic, environmental & other repercussions associated with this type of growth since everybody is well-conversant with them. An urban road is constructed at a huge cost and the society pays a big amount for its maintenance as well as its up-keep. Laying of a road in hilly areas is not an easy affair. Therefore it is imperative to induce future development not along the main roads, rather away from them by way of sectoral development. Three sectors have been proposed:—

Sector I is bounded by Kala-Amb-Nahan-Shimla road and western boundary of the planning areas. It comprises of main bazar, Haripur, Gunnughat, Rani-Ka-Bag, Rajinder Nagar, Chakrera etc.

Sector II is bounded by Kala-Amb-Nahan-Shimla road, Talon river and Chowgan-Chhatri road. It comprises of Naya Bazar, Amarapur & Villa round.

Sector III is bounded by Kala-Amb-Nahan road, Chowgan-Chhatri road and southern boundary of the planning area.

While town-level facilities have been worked out and marked on the Development Plan sites of Sector level facilities shall be specifically proposed at the time of preparing Sector plans.

5.3. Forest Areas :

Nearly 120 hectares of land falls under forest use in Nahan planning Area. This has been indicated in the existing land-use map as well as the proposed land-use map. It is proposed to maintain and preserve all these forest areas. In case of private forests, no urban activity involving felling of trees and despoiling of natural surface and slopes shall be permissible. The State Govt. should acquire such private forest lands.

The forest area around Chatri is proposed to be developed as a city forest in order to promote tourism, execution etc.

5.4. Housing :

The town proper is anticipated to have a population of 38,000 by the year 2021 A. D. Assuming a family size of 4.5 persons per family, nearly 8500 families shall be residing in

urbanisable area. Approximately 190 hectares of land shall be needed for residential purposes to accommodate the design population in the year 2021 A.D. This figure has been worked out assuming a gross population density of 200 persons per hectare.

5.5. Trade and Commerce :

The existing commercial areas comprising of main bazar, Naya bazar, Mall road etc. shall continue to function as such. Commercial activity in the developing or new areas shall be allowed in a planned manner only. Following proposals are being made with regard to trade & commerce:—

5.5.1. There is an acute need of a wholesale market for the town. The same is being proposed over an area of 3.00 hectares near R & T. factory at Banog.

5.5.2. The scooter/car repair units presently operating in the town area big source of traffic nuisance. Maruti service station near Pucca tank and a number of scooter repair units on various roads need to be shifted and relocated. The sites proposed are dealt with in para 5.6.

5.5.3. Wholesale sabzi mandi is already proposed adjoining Ranital Gardens under the I.D.S.M.T. scheme, Retail sabzi mandi shall continue to function at Baira Chowk & Chhota Chowk.

5.5.4. Meat & fish market is proposed at the site of existing slaughter house on workshop road.

5.5.5. While the main bazar shall continue to act as the C.B.D. of Nahan town, there shall be sector level or cluster level shopping in various sectors of the town. Such shopping centres shall help ease off pressure on main bazar. The following norms are suggested for planning the above mentioned shopping centres:—

- | | |
|-----------------------------------|--|
| (i) Sector-level shopping centre— | 45 to 50 shops for a population of 4000 to 4500 persons. |
| (ii) Convenient shopping centre— | 10 to 15 shops for a population of 1000 to 1500 persons. |

5.5.6. The existing gas godown at Chakrera is a potential threat to nearby locality & is proposed to be shifted to Do-sarka.

5.6. Industry :

Following proposals are being made in respect of industry within Nahan planning area:—

5.6.1. An area of 12.0 hectares has been earmarked under industrial use in sector II. Only such industries as are eco-friendly, least likely to generate traffic, needing minimum of water and electricity inputs and not requiring vast lands should be permitted in this zone.

5.6.2. Elsewhere no new industrial unit is to be allowed in the town. However a small self-employment activity can be permitted provided:—

- The proposed unit is a small-scale or cottage industry
- It is not at all polluting or hazardous

(c) It is not being proposed in a predominantly residential locality

(d) Adequate parking provision, set-backs, open spaces and land-scaping have been proposed.

5.6.3. The existing flour mills as well as saw mills operating within residential buildings need to be shifted from their present location. No flour mill or saw mill shall be permitted within a residential pocket.

5.6.4. Scooter/car repair units are causing a serious hazard along various roads of the town. Scooter repair units are proposed at two specific locations:—

(i) One at the present site of meat market in Naya Bazar. The meat market is already proposed to be shifted from this site.

(ii) The other near Lakhdata temple in front of Pucca tank.

The Car repair units/service stations shall be set-up at the present site of gas godown at Chakrera. This godown is proposed to be shifted to Do-sarka.

5.7. Traffic and Transportation :

Following proposals are being made:—

5.7.1. Delhi Gate is an essential point for almost entire regional traffic passing through the town. There is need to have a bye-pass connecting Kansiwala with Shimla road. The proposed bye-pass shall be outside Nahan planning Area, hence its alignment is not being proposed. A bye pass is required also because there is some proposal for declaring K.N.P.D. road as a National Highway. This proposal is pending with the Central Govt.

5.7.2. There is intense need to have a truck stand for the town. One with an area of 1.00 hectares is being proposed in the vicinity of R. & T. factory at Banog where we have also proposed industrial area as well as wholesale market. Besides, idle truck parking has been proposed at De-sarka.

5.7.3. The bus stand is capable of meeting with the demand of passengers for next 15 to 20 years. There is a separate workshop near police colony which is likely to be shifted to a site opposite poultry farm at Kansiwala. Therefore the said proposal has been incorporated in this document else.

5.7.4. As already highlighted in previous paras, various units engaged in repair/service of scooter & cars are causing great nuisance in the town. Proposals have already been made in this regard (refer para 5.6.4).

5.7.5. Parking is going to be the most serious problem in Nahan town if we pay no heed to it. Already our major town like Shimla & Solan are facing its severity in a big way.

Parking along road sides reduces the effect width of roads, hinders vision and causes traffic accidents. Since road lengths & widths will nearly remain same while number of cars/scooters likely to increase many-many times, one can imagine the pathetic state of affairs if we continue to sit over this problem.

Presently there is no organised parking lot in Nahan town. It is imperative to earmark various vacant pockets near major places of traffic generation as parking lots. The following

are the key points of traffic generation for which organised parking lots have been suggested :—

- (i) Court complex comprising of offices of C.J.M. Additional C.J.M., S.D.M., D.I.O., Town Planner Tehsildar etc.
- (ii) Near Sub-Post office on court road. Here offices of P.O. (DRDA) & Dy. Director Agriculture etc. are located.
- (iii) D. C. office complex.
- (iv) H.P.P.W.D. Rest House.
- (v) Around Chowgan.
- (vi) Mall Road
- (vii) Gunni Ghat Chowk
- (viii) Near Panchayat Bhawan.
- (ix) Bus Stand.
- (x) Main Bazar
- (xi) Hospital/Circuit House.

Besides catering to these specific pockets, parking slots should be provided along existing roads by way of widening and line marking. Regulations need to be worked out for streamlining Government of trucks/public carriers through existing bazars by resorting to time zoning, speed limits or one-way restrictions etc.

All future constructions are to be allowed only after ensuring adequate parking provision wherever possible. For this purpose following proposals have been incorporated in the chapter on zoning regulations.

- (i) An additional floor shall be permissible to owner of a residential building solely for parking purposes. However this would be permitted along vehicular roads only.
- (ii) For new commercial complexes, office buildings and public/semi-public buildings provision of parking shall be compulsory.

These provisions shall greatly help solve parking problem in Nahan town in the coming days.

5.7.6. One sectoral road is being proposed linking Kansiwala, Nauni-Ka-Bag and Delhi Gate. Major existing roads shall be widened by acquiring and /or developing additional strips of land on hill side as well as valley side.

5.7.7. There is no organised taxi parking in Nahan town. Taxis are usually parked on a road leading from S. B. I. to Congress Bhawan. There is a public resentment especially amongst women against the parking of taxis in this pocket. It is proposed to develop a taxi stand either within bus stand or opposite to the Gurdwara near Delhi Gate.

5.8. Facilities and Services :

The projections carried out by this department in para 5.1 reveal that in the year 2021 A.D., the population of Nahan town shall be 38,000 persons. It is imperative to work out shortfall between existing level of facilities as well as the required level of facilities for this population.

5.8.1. Town Level Facilities :

Following table illustrates the various town level facilities existing or required for Nahan town:—

Table: 5.2.—Town level facilities needed in Nahan town :

Sl. No.	Facility	Norm	Required No.	Existing No.	Additional required No.	Remarks
1.	Degree College	Regional level	1	1	—	Existing college to be shifted to Villa round.
2.	Polytechnic	-do-	1	—	1	Polytechnic proposed for Sirmaur Distt. at Shambhuwala.
3.	Allopathic Hospital	-do-	1	1	—	Existing hospital is sufficient for next 15-20 years.
4.	Ayurvedic Hospital	-do-	1	1	—	Separate building for Ayurvedic hospital is already proposed.
5.	Homeopathic Hospital	-do-	1	1	—	—
6.	Veterinary Hospital.	-do-	1	1	—	—
7.	Fire Station	Town level	1	1	—	—
8.	Stadium	-do-	1	1	—	Existing stadium near workshop is already proposed to be upgraded.
9.	Cinema Hall	8000-10000	1	1	—	No additional cinema Hall proposed in view of increasing TV/Cable network.
10.	Library	Town level	1	1	—	—
11.	Police station	-do-	1	1	—	—
12.	Telephone exchange	-do-	1	1	—	—

5.8.2. Sector Level Facilities :

Requirement of facilities other than those needed at the town level shall be worked out in

respect of the proposed urbanisable area while preparing sector plans after the notification of Development Plan. The following norms/standards have been stipulated for the same:—

Table—5.3

Sl. No.	Facility	Population norm (persons)	Area norm (Hect.)
1.	High School	5000—6000	1.00
2.	Sr. Sec. School	10000—15000	1.50
3.	Primary School	2000—2500	0.40
4.	Nursery School	2 in each sector	0.10
5.	Sector park	1 in each sector	0.40
6.	Local park	Cluster level	0.01
7.	Reading room	1 in each sector	0.01
8.	Community Hall	-do-	0.10
9.	Club	-do-	0.04
10.	Sub-Post office	-do-	0.01
11.	Petrol Pump	-do-	0.40

5.8.3. Following are some key proposals regarding facilities, services etc.

(i) Degree College :

Presently Govt. Degree College is running in two separate locations around Chowgan. The new college is proposed near existing boys' hostel on Villa Round. The present buildings occupied by college are proposed for Govt. offices. An existing primary school near science block is wrongly located. The site is proposed for parking of vehicles.

(ii) Polytechnic :

Presently there is no polytechnic in Sirmaur district. The same is being proposed at Shambhuwala at a distance of nearly 10 kms. from Nahan on Paonta Sahib road.

(iii) Slaughter House :

There are 2 slaughter houses functioning in the town. One is below Delhi Gate & the other near office of the Deputy Director, Fisheries in Dhabon. Both are proposed to be shifted out of their present locations on account of nuisance being caused by them. The new site should be near Do-sarka along Nahan-Chandigarh road.

(iv) Telephone exchange :

A telephone exchange opposite the main palace need to be shifted. The site thereafter be developed as a parking lot for scooters & cars, it being so near to the main bazar.

(v) Gas Godown :

Presently there is a gas godown functioning at Chakrera. It is a potential source of danger to the residential abadi nearby. The godown is therefore proposed to be shifted to a site near Do-sarka.

(vi) Leprosy ward :

The leprosy ward near Rani-Ka-Bag is blocking the potential residential development in this pocket. The same is proposed to be shifted to some alternative site out of the town.

(vii) Offices :

There are a number of offices presently functioning in private rented buildings in various parts of Nahan town. These are proposed to be adjusted in the College blocks near Chowgan. The College is already proposed to be shifted to Villa round.

(viii) Disposal site:

Present site for disposal of solid waste is located on Nahan-Paonta road near Juddoh. It measures nearly 5 kms. from the town. The same site is retained for disposal of solid waste in future too.

(ix) Foot-ball Hockey ground :

Chowgan and Chamba ground are the centre of all activities pertaining to art, culture & festivals. Presently there is no scope to organise football or hockey games in these two grounds on account of their smaller sizes. With the shifting of workshop to Kansiwala, Chamba ground can be rendered suitable for hockey & football matches.

5.8.1. Tourism :

As stated earlier tourism has not been given any importance till date. Following measures are suggested in this regard:—

(i) The site at Chhatri should be developed as a picnic/excursion spot.

(ii) A restaurant is already proposed at Pucca tank. If such a restaurant is constructed in the middle/Pucca tank and boating facility also introduced, the local body can earn a good income out of it.

(iii) Nahan town has a number of historical sites or land marks and areas worth preservation/improvement. These are:—

(a) Palace of Raja Karam Prakash. It has a rich architectural design and has a great heritage value. It is recommended that this historic building may be acquired by State Govt. for converting it into a museum.

- (b) Delhi Gate also known as Lytton memorial.
- (c) Ranore Palace.
- (d) Bikram Castle.
- (e) Ranital bagh.
- (f) Shanti Sangam.
- (g) Kalistan Temple & pond.
- (h) Jagan Nath Temple.
- (i) Gurdwara near Delhi Gate.
- (j) Main Mandir.

(iv) Nahan town has a moderate climate and is well known for its neatness & cleanliness. It can act as a base station for tourists visiting Paonta Sahib, Renuka lake, Saketi Fossil park and Churdhar peak. Adequate boarding & lodging facilities need to be developed here. A "Yatri Niwas" is already proposed by HPTDC on workshop road. A tourist information office also is needed here.

5 (A).—Land-use Analysis :

5(A)1.—The analysis of existing land use of Nahan planning area is given in the table below:—

Table 5.4.—Existing land-use structure of Nahan planning Area.—

Sl. No.	Use	Area in hectares	%age of total
1.	Residential	92.00	12.16
2.	Commercial	2.95	0.39
3.	Industrial	13.73	1.81
4.	Public & Semi public	38.67	5.10
5.	Circulation, traffic & Transportation	18.36	2.42
6.	Forest	120.50	15.90
7.	Agriculture & others	470.59	62.22
		756.80	100.00

5(A)2.—The proposed land use structure in respect of Nahan planning Area is given in the table below:—

Table 5.5.—Proposed land-use structure of Nahan planning Area :

Sl. No.	Use	Area in hectares	%age of total
1.	Residential	190.00	25.10
2.	Commercial	5.95	0.78
3.	Industrial	25.73	3.40
4.	Public & Semi Public	49.75	6.59
5.	Circulation, traffic & transportation	19.36	2.56
6.	Forests	130.50	17.24
7.	Agriculture & others	335.51	44.33
		756.80	100.00

CHAPTER 6 ZONING AND SUB-DIVISION REGULATIONS

6.0. Under the provisions of Himachal Pradesh Town & Country Planning Act, 1977 control is to be exercised on the further sub-division or parcelling or fragmentation of land as well as all construction/development activities. Therefore this chapter contains two types of regulations namely :—

1. Sub-division regulations.
2. Zoning or land-use regulations.

The entire planning area has been divided into following broad categories :—

1. Forest areas.
2. Urbanisable area.
 - (i) Zone earmarked for sectoral development.
 - (ii) Industrial zone.

6.1. The following are some special regulations applicable to the entire Nahan planning area :—

- (a) No building or other structure shall hereafter be erected, re-erected or materially altered without the prior approval of the Director or any other Officer next to him authorised by the Director, in this behalf.
- (b) No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. Yards or plots created after the notification of this development plan shall meet the minimum requirements established by these regulations. All the plots registered without violating the provisions of Section 16 (c) of Himachal Pradesh Town & Country Planning Act, 1977 shall be treated as plots irrespective of their size subject to the condition that their owners make a provision to leave minimum 3.00 meter wide path abutting one side of the plot.
- (c) No building shall exceed three storeys above natural ground/surface level. An additional floor can be permitted purely for parking purposes along vehicular road. This measure is expected to solve the problem of parking of vehicles in a big way.
- (d) The height limitations of these regulations shall not apply to Churches, Schools, Hospitals and other public and semi-public buildings provided it is so designed and approved by the Director, Town & Country Planning Deptt. Chimneys, elevators, poles, tanks, towers and related structures not used for human occupancy may extend above the prescribed height limits. Even cornices and window sills may project into, any yard.
- (e) In public interest or any material consideration, the Director may permit change of land-use or relaxation in any of these regulations on specific ground(s). The decision of the Director shall be final.
- (f) The existing non-conforming land-use structures etc. shall not be allowed in contravention of provisions of Section 26 of H. P. Town & Country Planning Act, 1977.
- (g) Natural nullahs which pass through land involving sub-divisions shall be developed and maintained according to discharge of water.

- (h) Development proposal for a part of land or khasra number shall not be considered. Proposal for complete land holding shall be submitted even if planning permission is required for part of the land.

However in case of inordinately large khasra numbers (measuring above 2 bigha) where the owner does not wish to get the entire land sub-divided in single go and neither does it seem practicable to do so, proposal for a part of the khasra number can be entertained. Approval for not less than 10 plots at a time shall be considered in such cases. Provisions of parks and paths etc. shall be made as per regulations in the chapter. The scope for provision of road/path shall also be ensured for the remaining land.

- (i) No well, fence and hedge along any yard shall exceed 2 meters in height.
- (j) In case of a corner plot in any Zone nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision.
- (k) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- (l) In case of P. W. D. roads, the front set-back shall be as per the requirement of H.P.P.W.D. under the H. P. Road side land control Act.
- (m) No construction shall be allowed within two meters from the tree/forest area/natural reserve.

6.2. Forest Areas :

Every effort shall be made to preserve and protect the existing forest areas. While Government forests are expected to maintain their status *quo*, the private forests shall also be preserved and protected.

6.2.1. No sub-division of forest lands shall be allowed for urban functions.

6.2.2. Activities promoting afforestation, wild life, picnics and tourism alone shall be permissible. Under tourism only such activities shall be allowed whereby tented, temporary, shall and make-shift accommodations are proposed. Massive hill-cutting for construction of approach roads would not be allowed. Felling of trees shall not be allowed for any of the activities mentioned above.

6.3. URBANISABLE AREA :

6.3.1. Sub-division regulations :

6.3.1.1. No sub-division of land shall take place except with the prior permission of Director. Plots registered before implementation of section 16 shall be treated as plots irrespective of their size subject to the condition that their owners make a provision to leave minimum 3.00 meter wide path abutting one side of the plot.

6.3.1.2 No Registrar or the Sub-Registrar, appointed under the Indian Registration Act, 1908 shall register any deed or document of transfer of any sub-division of land by way of sale, gift, exchange, lease or mortgage with possession, unless the Sub-division of land is duly approved by the Director and an attested copy of the said approval is enclosed with deed or document, as the case may be.

6.3.1.3. Proposal for sale, exchange, lease or mortgage for a part of land or khasra number shall not be considered. Proposal for complete land holding shall be submitted even if planning permission is required for part of the land.

However in case of inordinately large khasra numbers (measuring above 2 bigha) where the owner does not wish to get the entire land sub divided in a single go and neither does it seem practicable to do so, proposal for a part of the khasra number can be entertained. Approval for not less than 10 plots at a time shall be considered in such cases. Provision of parks and paths etc. shall be made as per regulations in this chapter. The scope for provision of road/path shall also be ensured for the remaining land.

6.3.1.4. Sub-division of land shall be permitted in accordance with natural profile/topography (shown on a contour map) alongwith drainage of the land, access road, orientation, wind direction and other environmental requirements and according to prescribed land-use in the development plan. Natural flora shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimensions so that optimum use of land is ensured.

6.3.1.5. Development/sub-division of land shall not be permitted in area where basic services like roads, drainage, water-supply, sewage disposal, electrical supply line, street lighting etc. do not exist. The developer shall apply to develop the requisite services/infrastructure and letter of intent for the same may be given to him/her/them. Final permission for sub-division of land shall be given as and when services are developed. Roads and services are to be provided in a particular sub-division of land in consonance with the adjoining infrastructure/proposals of the Development plan. Unless site conditions prohibit, no sub-division shall be allowed with direct access from the National Highway, if any.

6.3.1.6. One side of every residential plot shall abut 5.0 m. wide vehicular road. However where it is not possible to have a vehicular access, an approach path of atleast 3.0 m. width shall abut the proposed plots. In case of plot/land abutting existing road/path, width of same shall be increased to meet requirement of these regulations by getting additional strip of land surrendered from the land owners on either sides of such road/path equitably or in accordance with topography of land and feasibility. Right of owner-ship/use of such land which is earmarked for path/road shall be surrendered/transferred to the development authority/local body by owner of the plot without any compensation.

6.3.1.7. If number of plots abutting any road is more than 40, width of roads shall not be less than 7 meter and adequate provision of parking for vehicles shall be made.

6.3.1.8. Average slope/gradient for regional roads shall have to be 1:20. However local roads in town may be allowed with slope/gradient upto 1 : 10. Additional width of carriage way shall be provided on curves for ensuring smooth flow of traffic.

6.3.1.9. The minimum size of plot ordinarily permissible is 90 sq. m. However in exceptional circumstances, considering economic/site conditions, minimum size regulation can be relaxed. Plots below 90 sq. m. but not below 60 sq. m. in any case can be created in the shape of row housing provided front and rear side set-backs are fulfilled. However this relaxation shall be applicable to housing/development projects of Government agencies or Private developers. Under the Government housing schemes for houseless namely Gandhi Kutir Yojna, Indira Awas Yojna and E. W. S., the cases shall be considered and permission accorded in relaxation of these regulations.

6.3.1.10. If the number of proposed plots exceeds 10, provision of parks/tot-lot shall have to be made in the centre of the scheme area. Such parks cannot be built-upon and sold in any manner in future. The area to be proposed under parks shall range from 8% to 10% of the total scheme area. Right of use/ownership of this land shall be transferred/surrendered to the development authority/local body. The owner would not claim any compensation in lieu of this. The owner/developer can also propose certain number of shops/kiosks depending upon the scheme area.

If the number of plots exceeds 40, provision shall have to be made for educational, religious and other community facilities as per the size of the scheme.

6.3.1.11. Ratio of depth to width of plots to be created should normally range between 1/1/2 to 3. Minimum width of plot for row, semi-detached & detached type of house shall be 6 meter, 9 meter and 12 meter respectively. Row housing shall be allowed for plots upto 120 sq. m. size. For plots from 120 sq. m. to 400 sq. m. semi-detached construction can be allowed. For plots above 400 sq. m. detached type of construction alone shall be permitted.

6.3.2. ZONING REGULATIONS :

6.3.2.1. Zone earmarked of sectoral development :

Development shall take place either in the private sector or in the Government sector. The H. P. Nagar Vikas Pradhikaran and Municipal Council, Nahan shall be the key agencies for fostering planned development in Nahan town. These agencies shall provide serviced land by planning and developing residential, commercial as well as other schemes. No construction should be undertaken by these agencies since this will only delay the process of creating adequate stock of serviced land. The said authorities shall also develop sites for bus stops, parking lots, parks & open spaces, community facilities etc.

6.3.2.2. The zoning regulations in respect of various zones proposed in the Development Plan are given hereunder. It is to be clarified that the land-use categories are only General rather than rigid in themselves. Incidental uses can indeed be permitted considering merits of each case. Thus mixed land-uses can be permitted unless otherwise a particular activity or land-use is hazardous, non conforming and incompatible with the predominant or proposed land-use of an area. However while considering such cases adequate care shall be taken to ensure that there is no compromise on various technical aspects e.g. coverage, set-backs, stories, parking provision etc.

6.3.2.2. (A) Residential use :

For purpose of zoning regulations the residential zone has been divided into following categories :—

- (i) Core residential area.
- (ii) Other built-up areas.
- (iii) New residential areas.

6.3.2.2. (A) 1. Core Residential Area :

- (A) The entire area falling within the circular road connecting police post near Bus stand, petrol pump, Delhi Gate, S. B. I., Gunnughat, Pucca Tank, B. T. S. and State Bank of Patiala shall be known as Core Residential area. This shall, exclude the bazar areas separately defined in para-6.3.2.2 (B) 1.

(B) Following shall be the regulations applicable to this area:—

- (i) Front set-back shall be determined by the existing building line, side set-backs shall not be compulsory. A rear-set back of 2.0 mtr. shall have to be provided.
- (ii) Coverage shall not exceed 80 % for plots upto 150 sq. mtr., 70 % for plots between 150 to 300 sq. mtr. and 60 % for plots above 300 sq., mtr. F. A. R. shall not exceed 2.50.
- (iii) Number of storeys shall not exceed three in any case. However where a plot abuts a vehicular road, an additional floor exclusively for parking purpose can be allowed.

6.3.2.2. (A) 2. Other built-up Residential Areas :

(A) The following areas shall fall under this zone :—

- (i) The area of Revenue Mohal Amarpur bounded on Northern side by M. C. path/Road touching house of Shri Ashok Kumar, Keemati Lal Bhaskar, Sh. Satya Ram, Sh. Asha Ram, Smt. Suraj Kataria, Sh. Bhim Singh, Sh. Narash Kumar, Sh. Bhagwan Singh, Smt. Gulab Devi and Sh. Shamshad. On Eastern-side by Nallah and M. C. path touching house of Sh. Vilayati Ram, Smt. Kala Devi, Sh. Shiv Ram, Sh. Dev Raj, Smt. Shanti Devi, Smt. Leela Devi Bhardwaj, Sh. Amar Chand, Smt. Kaushalya Devi and Sh. Shabeer Ahmed. On Southern-side by Shamsher Villa round from house of Shri Shabeer Ahmed to house of Smt. Shania Rani and on Western-side by A.V. N. School and M. C. path starting from house of Sh. Suresh Kumar upto Kanwar Niwas.
- (ii) The area of Revenue Mohal Haripur bounded on Northern-side by M. C. path touching house of Gurdeep Singh, Sh. Kartar Singh, Sh. Joginder Singh, Sh. Shauqat Ali, Sh. Khalil Rehman, Sh. Shamshu Islam, Sh. Mehmud Yameen, Smt. Narda Devi, Sh. Jagmohan Pundir and Sh. Shahi Ram, on Southern-side by circular road starting from M. C. office upto M. C. Shops, on western-side by M. C. Road to C. M. O. office and by M. C. path starting from house of Sh. Meharbaan upto house of Sh. Gurdeep Singh.
- (iii) The area of Revenue Mohal Nahan falling within circular road, KNPD road & M. C. path connecting circular road near Indane Gas godown.
- (iv) The area of Revenue Mohal Naya Bazar (Gobindgarh) bounded by KNPD road on Northern side, Nallahs on Eastern and Western sides and urbanisable area boundary on Southern side.

(B) Following shall be the regulations applicable to this area.

- (i) Front set-back shall be determined by the existing building lines. In case of semi-detached building rear set back shall be 2.0 mtr. and side set-back on one side of plot shall be 2.0 mtr. In detached building, the front set-back shall be kept 2.0 mtr. rear set back 2.0 mtr. and side set-back 1.5 mtr.
- (ii) Maximum permissible coverage shall be as under :—

For plots upto 200 sq. mtr.
For plots 200 to 400 sq. mtr.
For plots above 400 sq. mtr.

75%
60%
40%

(iii) F. A. R. shall be as follows :—

For plots upto 150 sq. mtr.	2.25
For plots 150 to 250 sq. mtr.	2.00
For plots 250 to 500 sq. mtr.	1.75
For plots above 500 sq. mtr.	1.50

6.3.2.2. (A) 3 New Residential Area ;

All areas other than defined above shall be subject to following regulations :—

(i) The maximum covered area, set backs, and F. A. R. shall be governed by following table :—

TABLE NO. 6.1

Sl. No.	Plot size in sq. mt.	Type of construction	Coverage.	Minimum set back			FAR	Maximum height of building excluding roof height (in mtr.)
				Front	Side	Rear		
1	2	3	4	5	6	7	8	9
1.	Upto 120	Row	75%	2.0	—	2.0	2.00	10.70
2.	121 to 150	Semi-Detached	75%	2.0	2.0	2.0	1.75	10.70
3.	151 to 250	Detached	60%	2.0	1.5	2.0	1.75	10.70
4.	251 to 500	-do-	50%	3.0	2.0	2.0	1.50	10.70
5.	Above 501	-do-	40%	5.0	3.0	2.0	1.00	10.70

However front set-back in case of Shamsher Villa round and Hospital round shall not be less than 3.0 m in any case. Besides no construction on valley side shall come up above road level in case of these rounds and in case of the Mall Road starting from Shimla road junction upto M. C. path leading to HATHI-KI-KABAR.

- (ii) Maximum permissible coverage shall be subject to the fulfilment of prescribed set-back.
- (iii) In case of corner plots width of plot and side set-backs shall be increased by 2.0 mtr. for providing proper sight distance on the curve.
- (iv) For plots having side set backs of 3 mtr. and more construction of garrage upto 5.5 mtr. depth in ground floor, shall be permitted touching the rear boundary of the plot provided that no construction shall be allowed above the garrage and no opening is left on the sides of adjoining plots. However coverage shall not be counted in F. A. R.

- (v) Minimum projection of 1 mtr. for balcony (Complete open on at least two sides) shall be permitted where a minimum front set-back of 3 mtr. is left with restriction on length upto 50% of frontage of building.
- (vi) Roof slab/Chajja projection over door/window opening shall be limited upto 45 cm. over set back on all sides.
- (vii) A front set-back of 5.0 mtr. on all National Highways and State Highways shall be applicable and on other arterial roads as may be specified in the development plan.
- (viii) Minimum & maximum floor height for residential building shall be 2.70 mtr. and 3.30 mtr. respectively.
- (ix) The areas of mummy to the extent permissible for houses on individual plots will not be reckoned in the floor area Ratio.
- (x) No projection and opening shall be provided on the sides of common wall in case of row and semi-detached house. However, the owners of plots of either sides shall have an option to construct a common wall.

6.3.2.2. (B) Commercial use :

6.3.2.2. (B) 1 Existing Bazar Areas :

(A) The following areas shall henceforth be denfied as bazar areas:—

- (i) The already existing main bazar between Delhi Gate and the main bus-stand through Bara-Chowk and Chhota Chowk.
- (ii) Portion of main-bazar starting from Gunnughat to Bara-Chowk.
- (iii) Along the Mall road from Delhi Gate to Gunnughat (excluding the vacant areas on valley side).
- (iv) From main gate of palace to Bara-chowk.
- (v) Naya Bazar starting from P. W. D. Rest House to foundry flour Mill, starting from Silver Bells School to the Nahan foundry, starting from the shop of Shri Ramesh Saini (Vegetable shop) upto A. V. N. School.

(B) Following regulations shall be applicable to these areas :—

- (i) The front set-back in the existing bazar area as defined above shall be determined by the existing building line. Rear set-back of atleast 2.0 mtr. shall have to be maintained provided depth of plot is not less than 8.0 mtr. However, in case of new construtcion or re-construction by demolishing old one, the 2.0 mtr. to 3.0 mtr. wide arcade (depends on the shops size) in front of shop shall be provided.
- (ii) F. A. R. shall not be applicable but the existing sky-line shall be maintained.
- (iii) No. of storeys shall not exceed 3 in any case.

Note.—Only such plots as do abut the bazar areas defined above shall come under the purview of above regulations.

6.3.2.2. (C) New Commercial Area :**6.3.2.2. (C) 1 Minimum size and requirement of plot :**

The minimum size of plot for shopping booths shall be 20 sq. mtr. including covered corridor (arcade)/ pavement in front with minimum plot width of 2.50 mtr. The ratio of depth to width shall not be more than four.

6.3.2.2. (D) Organised Shopping Centres :

- (i) The maximum coverage of the commercial area shall not be more than 50%. The remaining area of shopping centre shall be used for parking lots/movement space and re-creation. The layout plan indicating location of parking areas shall depend on the size of the commercial center and its location and design which shall be approved. Maximum permissible built up area for individual plot shall not be more than 80% at the Ground Floor.
- (ii) Maximum permissible F. A. R. for these shopping centre shall be 2.

6.3.2.2. (E) Cinema :

The plot area required for cinema is directly related with its capacity, adequate vehicular parking within premises, incidental shops and open spaces around the building for ventilation and safety measures against the fire hazards. The area required for the cinema plot shall be at the rate of 3.7 sq. mtr. per seat capacity. The permissible coverage of the total area shall be 50% of the plot.

Front set-back will depend upon the location of cinema plot and shall be between 8 to 10 mtrs. The side and rear set back shall be 5.0 mtr. Adequate parking space for cars, scooters and cycles not less than 1.5 E. C. S. (Equivalent Car spaces) per 200 sq. mtr. of floor area.

6.3.2.2. (F) Hotels/Guest Houses :

Hotels/Guest Houses shall be allowed in an area provided following regulations or requirements are met with :-

- (i) The proposed guest house/hotel must have a vehicular access (width not less than 3.05 mtr.).
- (ii) The proposed guest house/hotel must have Car parking space atleast equal to the half of the number of suits proposed.
- (iii) The proposed guest houses/hotels must have congenial environment including open spaces around and should not in any manner be disturbing to the residential houses around.
- (iv) Each suit as per present should have an attached independent toilet.
- (v) The minimum & maximum floor height for Hotel building shall be 3.0 mtr. and 3.30 mtr. respectively.

(vi) Coverage & F. A. R. in case of hotels shall be as follows :—

Table No.—6.2

Sl. No.	Size of plot	Maximum permissible coverage	Set-backs			FAR	Maximum height of building excluding roof height (in mtr.)
			Front	Side (in mtr.)	Rear		
1	2	3	4	5	6	7	8
1.	On plots 500 to 750 sq. mtr.	50%	5.00	3.0	3.0	17.5	13.90
2.	On plots 751 to 1000 sq. mtr.	45%	8.00	5.0	3.0	1.50	13.90
3.	On plots above 1000 sq. mtr.	40%	12.00	5.0	3.0	1.30	13.90

6.3.2.2 (G) Industrial Use :

6.3.2.2 (G) 1. Minimum size and requirements of plots :

In case of small scale/service industries the minimum plot shall not be less than 250 sq. mtr. with a minimum width of 10 mtr. Ceiling height shall not be less than 3.00 mtr. Layout and design of industrial area as earmarked in the development plan shall be as per requirement of the industry and shall be approved by the Director or his authorised Officer. The permissible size of plots, coverage, set backs, F. A. R. and height of building in the industrial area shall be as under :—

Table No.—6.3

Sl. No.	Type of Industry	Size of plots in sq. mtr.	Coverage	Minimum set back in mtr.			FAR	Maximum height of building in meter sloping roof not included
				Front	Side	Rear		
1	2	3	4	5	6	7	8	9
1.	Small Scale/service Industries.	250 to 500	50%	4.5	3	2	1.00	8.65
2.	Small Scale service Industries.	501 to 1000	40%	7.5	5	3	0.60	8.65
3.	Medium	1001 to 5000	30%	15	7.5	7.5	N.A.	5.00
4.	Heavy	above 5001	25%	25	15.0	12.0	N.A.	5.00

6.3.2.2(G) 2. The industrial zone shall conform to the following guidelines regarding circulation system and landscaping.

- (i) No road within the industrial zone shall be less than 9.00 M. R/W.
- (ii) The industrial zone shall have minimum 12 per cent of area for landscaping in the form of parks/buffers.
- (iii) Suitable land-scape plans for the industrial zone shall be prepared indicating in reasonable detail, the landscape development of the parks, buffer strips and road side plantation.

6.3.2.2(G)3. For water polluting industries the effluent shall be treated at common treatment plant before it is discharged into regular sewers.

6.3.2.2.4 (G) Facilities, Services and Government and Semi-Government offices:

In case of plots for assembly occupancies like college higher/high schools/hospitals etc. in existing built up areas, the minimum width of plot shall be 30 mtrs. and it shall have front on a street of width not less than 5 mtrs. In case of newly developed areas outside existing built up area, the width of plot shall not be less than 50 mtr. and shall have front on a street of width not less than 7 mtrs. provided setbacks and coverage of plots are such so as not to create nuisance to the residential area, with minimum 10 mtr. set-backs from all sides of the dwelling units. The permissible coverage, set-backs and F.A.R. in the facilities/services, Govt. & Semi-Govt. offices are shall be as under:—

Table No.—6.4

Sl. No.	Description	Coverage	Set-backs			FAR	Maximum height of building excluding roof height (in mtr.)
			Front	Side	Rear		
1	2	3	4	5	6	7	8
1.	Educational Building	40%	5	3	4.5	1.00	17.50
2.	Police Station/Fire Station.	40%	5	3	4.5	1.00	17.50
3.	Medical	40%	5	3	4.5	1.50	17.50
4.	Community Hall/Library/Religious building.	40%	5	3	4.5	1.00	17.50
5.	Govt. and Semi Govt. office.	50%	5	3	4.5	2.00	17.50

Note.—(1) Upto 50% of open area shall be utilized for open parking and roads, and the rest shall be landscaped.

- (ii) 5% additional coverage shall be allowed for garge and other vehicle sheds.
- (iii) A front set-back of 5.0 mtrs. shall apply in all National Highway, 5 mtrs. on State Highway and others arterial roads as may be specified in the development Plan.
- (iv) In case of petrol filling station the layout plan/norms of the Indian Oil Corporation shall be adopted. However, on National Highway the front set back shall be kept 5.00 mtr. and on State Highway 5 mtr. If the rear and sides setback are not mentioned on the layout plan (I.O.C.) then the side and rear set backs shall be kept 2.0 mtr.
- (v) The set backs shall not be applicable to services like Electric Sub-Station, road side infrastructure/facilities such as rain shelters, landscaping, auto-service, etc. which is specifically permitted by the H.P. P.W.D. on the acquired width of a road.
- (vi) Minimum and maximum floor height for public building shall be 3.00 mtr. and 3.50 mtr. respectively.

6.4. Procedure with regard to grant of N.O.C. for electricity water connections etc.

A non-objection-certificate shall be granted as per following procedure:—

- (a) The applicant shall apply for N.O.C. for regular connection of water supply or electricity after he raises his construction upto the plinth level in N.O.C. shall be granted after inspection of the site.
- (b) In case of buildings not approved by the Director an N.O.C. shall not be issued at all. However, if the applicant/owner applies for retention and sanction for retention is accorded by Director, N.O.C. can be issued thereafter.
- (c) In case of building approved by the Director, an N.O.C. shall be issued only if:—
 - (i) There is no violation in terms of storeys.
 - (ii) There is no gross violation in respect of set-backs, coverage and land-use etc.
 - (iii) There is no encroachment on public path or Govt. land adjoining the owner's plot.
- (d) No local body shall issue an N.O.C. unless the applicant has been issued N.O.C. by Director, Town & Country Planning Deptt.
- (e) An electricity/water supply connection released to a consumer shall be liable to withdrawal/ disconnection if any major violation is caused by the consumer.

CHAPTER-7

PHASING, COSTING AND IMPLEMENTATION

7.1. Phasing :

To implement the proposals made in previous chapter in a phased manner, following phases have been proposed:—

Phase II	2005-2010
Phase III	2011-2016
Phase IV	2017-2021

Details of activities to be undertaken in each phase is given in the table below:—

Table No.—7.1

Sl. No.	Activity/Use	Phase			
		I	II	III	IV
I. Forest :					
	(i) Acquisition of private forest	—	—	—	—
II. Commercial :					
	(i) Wholesale market/ware housing at Banog.	—	—	—	—
	(ii) Wholesale Sabzi Mandi	—	—	—	—
	(iii) Meat & fish Market	—	—	—	—
	(iv) Gas godown	—	—	—	—
III. Industrial :					
	(i) Industrial area at Banog	—	—	—	—
	(ii) Shifting of flour mills	—	—	—	—
	(iii) Car repair market	—	—	—	—
	(iv) Scooter repair market at Naya bazar & Pucca tank.	—	—	—	—
IV. Traffic and Transportation :					
	(i) C/o bye-pass	—	—	—	—
	(ii) Truck stand at Banog	—	—	—	—
	(iii) Shifting of workshop to Kansiwala	—	—	—	—
	(iv) Parking at/near:				
	(a) Court complex	—	—	—	—
	(b) Near Agriculture office	—	—	—	—
	(c) D.C. office complex	—	—	—	—
	(d) H.P.P.W.D. rest house	—	—	—	—
	(e) Mall road	—	—	—	—
	(f) Gunnughat Chowk	—	—	—	—
	(g) Panchayat Bhawan/Pucca tank	—	—	—	—
	(h) Bus stand	—	—	—	—

Sl. No.	Activity Use	Phase			
		I	II	III	IV
	(i) Hospital/circuit house	—	—	—	—
	(j) Delhi Gate	—	—	—	—
	(k) Main bazar	—	—	—	—
	(v) Widening of existing roads	—	—	—	—
	(vi) C/o sector road in Nauni-Ka-Bag	—	—	—	—
	(vii) Taxi stand	—	—	—	—
V. Facilities :					
	(i) Shifting of degree College	—	—	—	—
	(ii) Polytechnic	—	—	—	—
	(iii) Shifting of slaughter house	—	—	—	—
	(iv) Leprosy ward	—	—	—	—
	(v) Development of hockey ground/field	—	—	—	—
VI. Tourism :					
	(i) Development of Chhatri as a picnic/excursion spot.	—	—	—	—
	(ii) Development of Pucca tank	—	—	—	—
	(iii) Development of other sites	—	—	—	—
VII. Residential :					
	Residential sectoral development	—	—	—	—

7.2. Costing :

Cost of various proposals has been worked out on current rates. For residential development, it is assumed that costs and benefits shall be almost equal. Most of the vacant land within Nahan planning area belongs to either H.P. Govt. or Municipal Council, Nahan. Such pockets as can be developed as residential colonies would be taken up by H. P. Nagar Vikas Pradhikaran or by M. C., Nahan. Private sector shall continue to play its role in future development of the town. Anticipated cost of various project components is as follows. Cost of new schools, dispensaries, city roads, parks etc. has not been taken since all such activities are normal functions of various departments.

Table No.—7.2

Sl. No.	Component	Anticipated cost (in lacs)	Remarks
1	2	3	4
I. Forest :			
	(i) Acquisition of private forests	150.00	An area of nearly 7.5 hectares presently existing as private forest is proposed to be acquired.

1	2	3	4
II. Commercial :			
(i) Whole-sale market/warehousing at Banog.	20.00	Developed sites to be leased out to private parties. Land belongs to State Govt./M.C.	
(ii) Whole-sale Sabzi Mandi at Ranital	—	Work already taken up in hand by M. C. Nahan under I.D.S. M.T. scheme.	
(iii) Shifting of meat & fish market to site of present slaughter house below Delhi Gate.	1.00	Structure/building is already existing. Only platforms to be raised & the same to be rented out.	
(iv) Shifting of gas godown from Chakrera to Do-sarka.	—	Construction to be raised by Indane on Govt. land at Do-sarka.	
III. Industrial: :			
(i) Development of industrial areas at Banog.	500.00	Land belongs to H P. Govt./M. C. Nahan.	
(ii) Car repair market at Chakrera	2.00	Site after development to be leased out to private parties.	
(iii) Scooter repair market at Naya bazar & near Lakhdatta temple.	2.00	Sites after development to be leased out to private parties.	
IV. Traffic and Transportation :			
(i) Truck stand at Banog	5.00	Only site development needed, Land is vested with H.P. Govt.	
(ii) Shifting of workshop to Kansiwala	20.00	Land already allotted to HRTC. Only structures to be raised.	
(iii) Parking lots at :			
(a) Court Complex	1.00	Only site development needed. Land is vested with H.P. Govt.	
(b) Near Agriculture office	1.00	-do-	
(c) D. C. Office (Kalistan pond)	5.00	-do-	
(d) Near H.P.P.W.D. Rest House	—	—	
(e) Mall Road	2.00	Only site development needed.	
(f) Gunnughat chowk	7.00	5.00 lac for private site to be acquired along Hospital road, 2.00 lac for parking lot in place of police post.	

1	2	3	4
	(g) Near Panchayat Bhawan	0.50	Only site development, Land is vested with H.P. Govt.
	(h) Near bus stand	12.00	Private site about 200 sq. mtr. to be acquired.
	(i) Hospital/Circuit House	2.00	Only site development, Land is vested with H. P. Govt.
	(j) Main Bazar (near Congress Bhawan)	20.00	Nearly 350 sq. mtr. of land to be acquired.
	(k) Near Delhi Gate (Existing school)	5.00	Land is vested with H.P. Govt.
	(iv) Widening of existing roads	500.00	Widening to be under taken selectively on hill/valley sides of existing roads.
	(v) C/o sector road in Nauni-Ka-Bag	20.00	Land is mostly vested with M. C. Nahan/H.P. Govt.
	(vi) Taxi stand near Delhi Gate	2.00	Land is vested with M. C. Nahan.
	(vii) Shifting of slaughter houses to Do-saika.	5.00	Land is vested with H. P. Govt.
	(viii) Shifting of Leprosy ward	20.00	—
	(ix) Development of Hockey ground/field	4.00	—
	(x) Development of Ohhatri as a picnic/ excursion spot.	10.00	—
	(xi) Development of Pucca tank	—	Project already proposed to be undertaken under IDSMT scheme.
	(xii) Development of other sites of tourist/ cultural importance.	100.00	—
	Total	1416.50	Say Rs. 14.00 Crores.

It is proposed to create a "Revolving Fund" exclusively for the implementation of this Development Plan. An initial seed capital of Rs. 20 crores is being recommended. This capital is needed for acquisition of lands and development of infrastructure by the Development Authority.

7.3 Implementation :

The Development control is to be exercised by the Director, Town and Country Planning Department, Himachal Pradesh. An office of the level of Town and Country Planner is already

functioning at Nahan. It will coordinate in matters relating to planning and development of Nahan planning Area.

No transfer of Govt. land shall be effected by the Deputy Commissioner/Collector unless a no-objection is granted by the Director in this respect.

The Industries Department shall not register any industrial unit unless a no-objection is granted by the Director in this regard.

H. P. N. V. P. (Himachal Pradesh Nagar Vikas Paradhikaran) shall be the key executing agency for acquisition of lands, creation of serviced land and development of infrastructure. Generally no construction work pertaining to housing activities shall be undertaken by this agency.